



MINUTES

OCONEE COUNTY COUNCIL

Regular Meeting

February 21, 2023

MEMBERS, OCONEE COUNTY COUNCIL

Mr. John Elliott, Chairman, District I
Mr. Julian Davis III, Chairman Pro Tem, District IV
Mr. Don Mize, District III
Mr. Glenn Hart, District V
District II

Oconee County Council met at 6:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members, County Administrator Amanda F. Brock, County Attorney David Root, & Jennifer C. Adams, Clerk to Council present.

Press: Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [www.oconeesc.com/council]. In addition, it was made available [*upon request*] to the newspapers, radio stations, television stations and concerned citizens.

Members of the press present: Riley Morningstar / The Journal, Dick Mangrum / 101.7 WGOG

Call to Order

Mr. Elliott called the meeting to order at 6:00 p.m.

Mr. Elliott opened the meeting reminding the public they have two opportunities to speak during Council meetings, which is during the public comment session and also during the public hearing session, if scheduled. Other than those two instances, the public should remain silent during the Council meeting. Anyone making a disturbance during the meeting will be asked to leave Council Chambers for the remainder of the meeting.

Moment of Silence

Mr. Root asked for a moment of silence prior to the Invocation by County Council Chaplain.

Invocation by County Council Chaplain

Mr. Root, County Council Chaplain, gave the invocation.

Pledge of Allegiance

Mr. Mize led the Pledge of Allegiance to the Flag of the United States of America.

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Brought to you by Your Oconee.**

Approval of Minutes

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 - 0, to approve the January 17, 2023 Special Council meeting minutes as presented.

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 - 0, to approve the January 17, 2023 regular meeting minutes as presented.

Attorney's Comments

None at this meeting.

Administrator's Comments

Ms. Brock offered clarification on the Basin Study Map that was presented at the January 17, 2023 Special Council meeting, noting it is not indicative of the current Sewer South Project.

Presentation to Council

Rosa Clark Clinic – Ms. Vicki Thompson, CEO, Rosa Clark Medical Clinic

Ms. Vicki Thompson, CEO of the Rosa Clark Medical Clinic, along with Randy Keasler, Rosa Clark Board Vice President, Pat Smith Board member, Ben Sullivan Board member and Susan Roper, Rosa Clark Board President, addressed Council with a short presentation that included the accomplishments and history of the Rosa Clark Clinic, with emphasis on how a satellite office in Westminster, SC would be a great asset to that community.

Mr. Elliott, Council Chair, read into record a letter from Senator Thomas Alexander, SC Senate President, in support of Rosa Clark Medical Clinic's request to lease the county-owned building located at 1606 East Main Street in Westminster for their satellite office.

Emergency Medical Services – Mr. Hunter Kome, CEO, Prisma Health Oconee Medical Campus

Mr. Hunter Kome, CEO of Prisma Health Oconee Medical Campus, addressed Council utilizing a power point presentation entitled, "PRISMA HEALTH Oconee Emergency Medical Services Case for Support February 2023" [copy filed in backup] with an update on the services they provide and the financial aspects of EMS, noting that the cost of operation has increased due to growth within the County.

Mr. Kome, along with the help of Mr. Aaron Dix, Executive Director of Emergency Medical Services for Prisma Health, covered the following topics within the presentation:

- EMS is an Essential Public Service
- Highest Quality Services
- Current State: Oconee EMS Funding
- Future State: Growth Requires Public Support
- Public Support Comparison Across South Carolina

Mr. Dix also offered comments to Mr. Hart related to his question about the helicopter services they provide.

Council extended their appreciation to PRISMA EMS for the service they provide to the County.

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Public Comment Session

If you are not able to attend in person and you have a comment, you may submit it by contacting our Clerk to Council, Jennifer C. Adams at jennifercadams@oconeesc.com or 864-718-1023, so that she may receive your comment and read it into the record.

Mr. Hart noted that a lot of public comment may be related to Sewer South and invited Mr. Chris Eleazar to offer some clarification to Council and the public regarding this project.

Mr. Hart made a motion, seconded by Mr. Mize, approved 4 – 0, to allow Mr. Eleazar to offer some information related to the Sewer South project before Public Comments.

Mr. Eleazar provided an overview of the Sewer South project.

Lengthy discussion between Council and Mr. Eleazar followed.

1. Mr. Tony Adams addressed Council concerning the 4-minute speaking limit during Public Comment.
2. Ms. Marlene Willoughby addressed Council with her concerns that the Sewer South project will bring too much growth to the area, endangering the County's farmland.
3. Mr. Thomas Boykin addressed Council with concerns related to the Colden Corner Commerce Park and provided Council with a cost request document [copy filed in backup].
4. Ms. Lillian Lusk addressed Council with her concern that Sewer South will bring an increase in urban sprawl to Oconee County and presented 120 signed petitions in opposition to Sewer South [copies filed in backup].
5. Ms. Gwen McPhail addressed Council with her concerns related to the Sewer South and Golden Corner Commerce Park projects.
6. Mr. Andy Whiten addressed Council with his concern that Sewer South will bring an increase urban sprawl and crime to Oconee County.
7. Mr. Tim Donald addressed Council with his concern that sewer expansion will lead to residential growth and loss of farmland.
8. Mr. Charlie Whiten addressed Council with his concern that Sewer South will bring an increase in urban sprawl to Oconee County resulting in the loss of farmland.
9. Mr. Allen Neal addressed Council with his concern over how sewer expansion will affect the Fair Play area.
10. Mr. John Elliott, Council Chair, read into record an emailed public comment from Mr. Luke Moore in opposition to Sewer South.
11. Mr. Justin Ables addressed Council with his concern that sewer expansion will bring an increase in urban sprawl to the agriculture area of Oconee County.

Council Members Comments

Mr. Elliott extended his thanks to all citizens who offered their comments and encouraged all farmers to get together and implement what is called "Citizen's Initiated Zoning" to protect their farmland from development, noting that Ms. McPhail knows about this process.

Ms. McPhail stepped forward offering an explanation of Citizen Initiated Zoning, noting that this process does not prevent surrounding un-zoned farms from being sold to developers.

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Short discussion followed between Council and Ms. McPhail.

Mr. Davis offered his comments related to sewer expansion, development, and agriculture within the County.

Mr. Elliott made a motion, seconded by Mr. Hart, approved 4 – 0, to take a five-minute recess.

Council reconvened at 8:04 p.m. on a motion made by Mr. Hart, seconded by Mr. Mize, approved 4 – 0.

Third Reading of the Following Ordinances

None scheduled for this meeting.

Second Reading of the Following Ordinances

None scheduled for this meeting.

First Reading of the Following Ordinances

ORDINANCE 2023-04 AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A REAL PROPERTY LEASE AGREEMENT BETWEEN OCONEE COUNTY AS LESSOR AND THE ROSA CLARK MEDICAL CLINIC ASSOCIATION, INC. AS LESSEE, IN RELATION TO CERTAIN COUNTY-OWNED PROPERTY LOCATED ADJACENT TO THE OCONEE COUNTY MAGISTRATE’S OFFICE LOCATED AT 1600 E. MAIN STREET, WESTMINSTER, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO.

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 - 0, to approve **Ordinance 2023-04** on first reading.

First and Final Reading for the Following Resolutions

RESOLUTION 2023-01 A RESOLUTION APPROVING AND AUTHORIZING OCONEE COUNTY’S CONSENT TO THE EXTENSION OF A LEASE AGREEMENT BETWEEN CARRA H. ORR (WITH GLORIA FAYE ORR BASHON, GLENDA O. BROCK, SUSAN O. WEST, AS NECESSARY) AND HUBBARD PAVING AND GRADING, INC.; AND OTHER MATTERS RELATED THERETO.

Mr. Davis made a motion, seconded by Mr. Hart, to approve **Resolution 2023-01** on first and final reading.

Mr. Root offered Council clarification related to **Resolution 2023-01**.

Motion approved 4 – 0.

RESOLUTION 2023-02 A RESOLUTION (1) ACKNOWLEDGING THE LAPSE OF THE DEVELOPMENT AGREEMENT BETWEEN OCONEE COUNTY AND KEOWEE RIVER PRESERVATION GROUP, LLC, DATED SEPTEMBER 28, 2010 (THE “AGREEMENT”) AND (2) APPROVING AND AUTHORIZING OCONEE COUNTY’S CONSENT TO THE FORMAL TERMINATION OF THE AGREEMENT; AND OTHER MATTERS RELATED THERETO.

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Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Resolution 2023-02** on first and final reading.

RESOLUTION 2023-03 A RESOLUTION REGARDING THE DUKE ENERGY EMERGENCY SIREN WARNING SYSTEM AND THE ACTIVATION THEREOF.

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Resolution 2023-03** on first and final reading.

Discussion Regarding Action Items

Discuss and authorize County Administrator to execute letter agreement with PSL Seneca Propco LLC, clarifying intent as to timing of Special Source Revenue Credit reimbursement.

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to authorize County Administrator to execute letter agreement with PSL Seneca Propco LLC, clarifying intent as to timing of Special Source Revenue Credit reimbursement.

Receive and discuss report from Agriculture Advisory Board Chair regarding Board member's failure to attend required meetings.

Mr. Elliott read a statement from Ms. Kim Alexander, Agriculture Advisory Board Chair, requesting the removal of Mr. Larry Cantrell, District II representative, from the Board due to failure to attend the required number of meetings.

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to remove Mr. Larry Cantrell, District II representative on the Agriculture Advisory Board, due to failure to attend the required number of meetings.

Council consideration and approval of a cooperation agreement, grant agreements, and work authorization to clear, grade and make pad ready 42-acres at the Golden Corner Commerce Park.

Mr. Davis made a motion, seconded by Mr. Hart, to (1) authorize the Administrator to execute the Cooperation Agreement between the Blue Ridge Electric Cooperative, Oconee County, Palmetto Economic Development Corporation (Power Team), and South Carolina Department of Commerce (SCDOC) that will provide funding from the Power Team and the State of Carolina to clear, grade and make pad ready 42-acres at GCCP, (2) authorize the County Administrator to execute a Grant Award Agreement between Oconee County and the SCDOC in order to receive funding from the SCDOC to grade and make pad ready 42-acres at GCCP, consistent with the terms of the Cooperation Agreement, (3) authorize the Administrator to execute an Economic Development Grant Agreement between Oconee County and the Power Team in order to receive funding from the Power Team to clear, grade and make pad ready 42-acres at GCCP, consistent with the terms of the Cooperation Agreement, (4) authorize the County Administer to negotiate such other documents and instruments which may be necessary or incidental to the cooperation and grant agreements, and to execute and deliver any such documents and instruments on behalf of the County and (5) approve the award to Thomas & Hutton, of Greenville SC, in the amount of \$169,385.00 for Engineering to include consulting, design and permitting the for the clearing and grading of 42-acres.

Mr. Jamie Gilbert, Oconee County Economic Development Director, offered details to Mr. Davis regarding grading at Golden Corner Commerce Park.

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Mr. Ryan Page, with Thomas and Hutton, offered Council further details regarding grading at Golden Corner Commerce Park.

Motion approved 4 – 0.

Council Committee Reports

None scheduled for this meeting.

Board & Commission Appointments

Conservation Bank Board

Mr. Elliott made a nomination, approved 4 – 0, to appoint Mr. Gordon Becker as the District I representative on the Conservation Bank Board.

Oconee Economic Alliance Member Appointment by Council

Mr. Elliott nominated Mr. Davis as the Oconee Economic Alliance member.

Mr. Davis received two votes [Mr. Elliott and Mr. Davis].

Neither Mr. Hart nor Mr. Mize voted for the nominated candidate.

Mr. Hart nominated Mr. Mize as the Oconee Economic Alliance member.

Mr. Mize received two votes [Mr. Hart and Mr. Mize].

Neither Mr. Davis nor Mr. Elliott voted for the nominated candidate.

No majority vote being had, both nominations failed.

Conservation Bank Board

Mr. Mize made a nomination, approved 4 – 0, to re-appoint Mr. Daryl Ryan Keese as the District III representative on the Conservation Bank Board.

Mr. Elliott made a nomination, approved 4 – 0, to appoint Ms. Emelyn Jones as the At-Large representative on the Conservation Bank Board.

Parks, Recreation & Tourism Commission

Mr. Davis made a nomination, approved 4 – 0, to re-appoint Mr. Alton Barnett as an At-Large representative on the Parks, Recreation and Tourism Commission.

Mr. Davis made a nomination, approved 4 – 0, to re-appoint Mr. Alex Butterbaugh as an At-Large representative on the Parks, Recreation and Tourism Commission.

Mr. Davis made a nomination, approved 4 – 0, to re-appoint Mr. Kevin Cope as an At-Large representative on the Parks, Recreation and Tourism Commission.

Mr. Mize made a nomination, approved 4 – 0, to re-appoint Mr. Riley Johnson as an At-Large representative on the Parks, Recreation and Tourism Commission.

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Building Codes Appeal Board

Mr. Davis made a nomination to re-appoint Mr. Josh Lusk as an At-Large representative on the Building Codes Appeal Board.

Mr. Lusk received two votes [Mr. Elliot and Mr. Davis].

Neither Mr. Hart nor Mr. Mize voted for the candidate.

No majority being had, the nomination failed.

Mr. Lusk will remain an At-Large representative on the Building Codes Appeal Board until a majority vote is obtained for a qualified candidate.

Mr. Davis made a nomination, approved 4 – 0, to re-appoint Mr. Osceola Gilbert as an At-Large representative on the Building Codes Appeal Board.

Planning Commission

District III appointment to the Planning Commission has been deferred to a later meeting at the request of Mr. Mize.

Executive Session:

Mr. Davis made a motion, seconded by Mr. Hart, enter into Executive Sessions for the following purposes, as allowed for § 30-4-70(a) of the South Carolina Code of Laws:

- 1. Discussion regarding a contractual matter with the City of Seneca; the Town of Salem; the City of Walhalla and the City of Westminster.*
- 2. Receive legal advice related to code enforcement procedures and prospective litigation.*

Council entered into Executive Session at 8:19 p.m.

Council returned from Executive Session at 8:45 p.m. on a motion made by Mr. Davis, seconded by Mr. Hart, approved 4 – 0.

Mr. Elliott noted there was no action taken in Executive Session.

Adjourn:

Mr. Hart made a motion, approved unanimously, to adjourn at 8:45 p.m.

Respectfully Submitted:

Jennifer C. Adams
Clerk to Council

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